

MALHEUR COUNTY

251 B Street West, #12 Vale, Oregon 97918

PLANNING DEPARTMENT

Phone (541)473-5185

File Number: _____
Application Fee: \$200.00
Date Received: _____
Date Deemed Complete: _____

LAND USE APPLICATION COVERPAGE

LANDOWNER INFORMATION

Name: Randy & Michelle (Bentley) Oldenkamp
Address: 473 Jacobsen Gulch Rd
City/State/Zip: Ontario, OR 97914
Phone: 208-954-9319/208-440-5999
Email: oldbenacres@gmail.com

APPLICANT INFORMATION Check box if same

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

PROPERTY INFORMATION

Township: 17S Range: 47E Section: 17 Tax Lot: 200 Ref #: _____ Acres: 29.52 Zoning: _____
Address: 473 Jacobsen Gulch RD Ontario, OR 97914
Current use: residential/agriculture Use of surrounding properties: residential/agriculture
Proposed use: Cosmetology Salon Permitted subject to section: _____
Water source: private well Sewage disposal method: septic
Are the wetlands/water waterways on your property? No Yes (description): _____
Do you own neighboring property? No Yes (description): _____
Name of road providing access: Jacobsen Gulch Rd & Oak Rd

LEGAL PARCEL STATUS

Partition: _____ Subdivision: _____
or Most Recent Pre- 09/04/1974 Deed #: _____ Date Filed: _____
Current Deed #: 21-5367 Date Filed: 11/01/2021

*The deed and a map showing the property described in the deed(s) must accompany this application.

*Additional descriptive maps and pictures may be attached.

SIGNATURES:

Property Owner(s): *Randy [Signature]* Date: 04/12/2022

Property Owner(s): *Michelle Bentley Oldenkamp* Date: 04/12/2022

Applicant(s): *Randy [Signature]* Date: 04/12/2022

Applicant(s): *Michelle Bentley Oldenkamp* Date: 04/12/2022

PLEASE NOTE: Before this application will be processed, you must supply all requested information and forms, and address all listed or referenced criteria. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

ALL LAND USE APPLICATIONS MUST INCLUDE:

- Application Fee – Cash or Check (credit cards now accepted with additional fee)
- Site Plan
- Elevation Drawing
- Fire Safety Self-Certification
- Other applicable information/application(s):

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

| | |
|---|--|
| Legal Parcel Deed/Land Use Action: _____ | <input type="checkbox"/> NO <input type="checkbox"/> YES |
| Previous Map and Tax Lot: _____ | |
| Past Land Use Actions: If yes, list file #(s) _____ _____ _____ | <input type="checkbox"/> NO <input type="checkbox"/> YES |
| Subject to previous conditions? | <input type="checkbox"/> NO <input type="checkbox"/> YES |
| Assessor Property Class: _____ | |
| Zoning: _____ | |
| Water Resources Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties? Describe (include setback distances): _____ <input type="checkbox"/> Fish bearing <input type="checkbox"/> Non fish bearing <input type="checkbox"/> Seasonal Creek <input type="checkbox"/> Irrigation ditch <input type="checkbox"/> Wetland <input type="checkbox"/> Pond/Lake <input type="checkbox"/> Not identified <i>(Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)</i> | <input type="checkbox"/> NO <input type="checkbox"/> YES |
| Access: County or ODOT approach permit on file? <input type="checkbox"/> NO <input type="checkbox"/> YES, # _____ | |
| Address: Address exists and has been verified to be correct? Address needs to be assigned after approval? | <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES |
| Fire District: _____ | |
| Fees (List Review Type and Cost): _____ _____ _____ | |

Last Updated 01/30/2020

CONDITIONAL USE CRITERIA – Malheur County Code (MCC) CHAPTER 6-6-7

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and MCC.
2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:

Private home-based business to provide a service to private clients

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:

8:00 A.M.-11:00 P.M. Sunday-Saturday By appointment only

Typical salon equipment to be used

Describe the number of people/employees/customers associated with the proposed use:

1 self employed owner

Various number of customers - maximum of 5 per day by appointment only

3. What are the existing developments and viewpoints of property owners in the surrounding area?

N/A

4. The proposed use cannot exceed or significantly burden public facilities and services available to the area. Please describe the impact the proposed use will have on the following public facilities and services and provide letters from the appropriate entities:

Roads: Main property entrance is from Jacobsen Gulch Rd

Fire & Police Protection: Coverage is provided by Ontario Rural FD

Sewer & Water: Private septic & well

Electrical & Telephone: N/A

Solid Waste Disposal: **Contracted with Ontario Sanitation/Trash**

5. What effect will the proposed use have on the stability of the community's social and economic characteristics?
Increased tax revenue

6. Demonstrate that the proposed use will not interfere with traditional fish and wildlife use of habitats determined critical or sensitive in the fish and wildlife habitat protection plan for Malheur County.

Indoor facility - will not interfere

7. How will the proposed use increase setbacks of structures to reduce possibilities of overshadowing adjoining property, noise, odor or night lighting nuisances during development and operation?

N/A

8. What are the proposed landscaping improvements for the visual benefit of the subject site and for the improved appearance of the neighborhood and County?

N/A

9. The location and size of driveway access points and right of way widening and improvement for present and future traffic circulation consistent with the adopted County road standards or the standards of the appropriate road district and the access management standards of the Malheur County Transportation System Plan.

N/A

HOME BUSINESS – Malheur County Code (MCC) 6-6-8-6

1. The following shall not be permitted:

- a. Home businesses in rural residential land use zones.
- b. Retail sales, showroom activities, or storefront operations conducted on the site of a minor home occupation, home occupation, or home business.
- c. Automotive repair, including engine, body, painting, of more than one vehicle at a time owned by a person not residing at the site, regardless of compensation paid for the service.
- d. Outdoor storage associated with auto repair under this chapter of more than one vehicle at a time not owned by a person or persons residing at the site.
- e. Household appliance sales, repair, or rehabilitation.
- f. Ministorage facilities operated as a minor home occupation, home occupation, or home business.
- g. Junkyards operated as a minor home occupation, home occupation, or home business.
- h. Nothing in this section authorizes construction of any structure without a building permit and that would not otherwise be allowed in the zone in which the home occupation or business is to be established.
- i. Minor home occupations, home occupations and home businesses shall not involve the manufacture or generation of materials deemed hazardous by other local, state, or federal law or regulation. Hazardous materials and hazardous wastes shall be stored in accordance with state and federal laws and regulations.
- j. Minor home occupations, home occupations and home businesses shall not be transferred to another person or site without first applying for a new permit.

2. This section shall not apply to:

- a. A childcare provider who regularly provides childcare in the provider's home, in the family living quarters, for no more than three (3) children other than the person's own children, or for children from only one family other than the person's own family.
- b. Farm or ranch use as defined by ORS 215.203(2) where the business activities of the farm or ranch are conducted in a home or office on the property.
- c. Hobby or collection activities associated with automobile or aircrafts, including sales, barter or trades among hobbyist who are in compliance with Malheur County code public nuisance ordinances.

1. Describe the scale of the operation:

**A home business must fit within the dwelling and must be incidental to the use of the dwelling as a residence. If there is no existing accessory structure one may be built, provided the side walls are no higher than ten feet (10') from the elevation of the floor and the building covers no more than two thousand five hundred (2,500) square feet in area.*

Separate room in the NE corner of the existing basement that has a separate, dedicated entrance. It is incidental and separate from the main living quarters within the dwelling. - See rendering on separate page...

2. Who will be the participants in the business?

**Family members living on the property and a combination of no more than ten (10) full time employees are the only persons that may be employed in a home business.*

Michelle Bentley Oldenkamp

3. Demonstrate that the character / visual appearance of the property shall not be altered by the home business:

**The property upon which a home business exists shall be kept in a clean, neat, orderly fashion.*

The home business will have NO effect on the character or visual appearance of the property.

4. Describe the storage means for the home business:

**All materials associated with a home business shall be screened from view or contained within the allowed dwelling or accessory structures of the home business.*

Self contained

5. Describe the display and signs for the home business:

**There shall be no display of products visible from outside the allowed dwelling or accessory structure. A home business must comply with the MCC Chapter 7 requirements (addendum A).*

There will be no exterior signs as it will be a private business and clients will be by appointment only.

6. Describe the projected traffic flow generated by the home business:

**Customer, client and/or business traffic shall not exceed fifteen (15) trips per day. Business delivery vehicles shall not exceed gross vehicle weight of eleven thousand (11,000) pounds. U.S. postal service deliveries are exempt from this requirement.*

very minimal traffic flow as this will be an appointment only based business.

7. Describe the projected customer parking availability for the home business:

**Vehicles owned, leased or operated by the participants of a home business shall not be parked or stored on the street or in the public right of way.*

Private parking on our property - No public road parking

8. Describe the projected days and hours of operation and noise mitigation for the home business:

**Noise shall be kept to a minimum at all times, especially between the hours of ten o'clock (10:00) P.M. and eight o'clock (8:00) A.M. Equipment that creates a shrill or penetrating sound shall, at all times, be operated only within an enclosure that effectively prevents noise measured at the nearest dwelling exceeding the otherwise ambient noise level of the neighborhood. Where a question arises regarding noise levels, the planning director's determination shall be final.*

8:00 A.M.-11:00:00 P.M. Sunday-Saturday

No outdoor noise

9. Describe the projected odors mitigation for the home business:

**Odors shall not be detectable from any boundary of a home business property at any time.*

No odors will originate from the business

10. Describe the projected electrical interference mitigation for the home business:

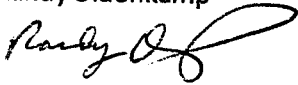
**A home business shall not create visual or audible electrical interference in any radio, television, or other electrical device off the subject property or cause fluctuations in line voltage off the subject property.*

N/A

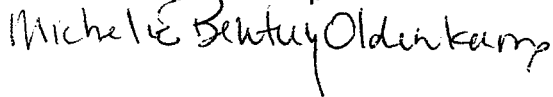
To: Malheur County Planning Department -

We hereby give our written permission for any member of the Malheur County Planning Division Board of Directors to enter our property to inspect said property for the purpose of consideration of our proposed land use application at 473 Jacobsen Gulch Rd Ontario, OR 97914. Thank you for your consideration,

Randy Oldenkamp



Michelle Bentley Oldenkamp





EIN Assistant

Your Progress: 1. Identity 2. Authenticate 3. Addresses 4. Details **5. EIN Confirmation**

Summary of your information

Please review the information you are about to submit. If any of the information below is incorrect, you will need to [start a new application](#).

Click the "Submit" button at the bottom of the page to receive your EIN.

Organization Type: LLC

LLC Information

Legal name: **OLD BEN ACRES LLC**
 County: **MALHEUR**
 State/Territory: **OR**
 Start date: **FEBRUARY 2022**
 Closing month of accounting year: **DECEMBER** (The closing month of the accounting year is defaulted to December due to your organization type. To change your closing month of accounting year, complete [Form 1128.](#))
 State/Territory where articles of organization are (or will be) filed: **OR**

Help Topics

[What is Form 1128?](#)

Addresses

Physical Location: **473 JACOBSEN GULCH RD
ONTARIO OR 97914**
 Phone Number: **208-440-6999**

Responsible Party

Name: **MICHELLE R BENTLEY OLDENKAMP MBR**
 SSN/TIN: **XXX-XX-4690**

Principal Business Activity

What your business/organization does: **OTHER**
 Principal products/services: **VENUE EVENT CENTER**

Additional LLC Information

Owns a 55,000 pounds or greater highway motor vehicle: **NO**
 Involves gambling/wagering: **NO**
 Involves alcohol, tobacco or firearms: **NO**
 Files Form 720 (Quarterly Federal Excise Tax Return): **NO**
 Has employees who receive Forms W-2: **NO**
 Reason for Applying: **STARTED A NEW BUSINESS**

We strongly recommend you print this summary page for your records as this will be your only copy of the application. You will not be able to return to this page after you click the "Submit" button.

Click "Submit" to send your request and receive your EIN.

Once you submit, please wait while your application is being processed. It can take up to two minutes for your application to be processed.



EIN Assistant

Your Progress: 1. Identity 2. Authenticate 3. Addressess 4. Details 5. EIN Confirmation

Congratulations! Your EIN has been successfully assigned.

EIN Assigned: 88-1756315

Legal Name: OLD BEN ACRES LLC

IMPORTANT:

Save and/or print this page and the confirmation letter below for your permanent records.



The confirmation letter below is your official IRS notice and contains important information regarding your EIN.

 [CLICK HERE for Your EIN Confirmation Letter](#) [Help with saving and printing your letter](#)

Once you have saved or printed your letter, click "Continue" to get additional information about using your new EIN.

Continue >>

Help Topics

-  [What if I do not have access to a printer at this time?](#)
-  [Can I access this letter at a later date?](#)


| | | | | | |
|--------|-----------------------|----|-------|---------|--------------------------|
| Addr 1 | 473 JACOBSEN GULCH RD | | | | |
| Addr 2 | | | | | |
| CSZ | ONTARIO | OR | 97914 | Country | UNITED STATES OF AMERICA |

[New Search](#) [Printer Friendly](#) **Name History**

| Business Entity Name | Name Type | Name Status | Start Date | End Date |
|----------------------|-----------|-------------|------------|----------|
| OLD BEN ACRES LLC | EN | CUR | 02-09-2022 | |

Please read before ordering Copies.

[New Search](#) [Printer Friendly](#) **Summary History**

| Image Available | Action | Transaction Date | Effective Date | Status | Name/Agent Change | Dissolved By |
|---|--------------------------|------------------|----------------|--------|-------------------|--------------|
|  | ARTICLES OF ORGANIZATION | 02-09-2022 | | FI | Agent | |

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please contact : corporation.division@sos.oregon.gov

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